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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
643,900 / 643,900

USE VALUE:

643,900 / 643,900

ASSESSED:

643,900 / 643,900


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
22		JOHNSON RD, ARLINGTON	

OWNERSHIP

Unit #: 2

Owner 1:	PEDERSEN ANNE
Owner 2:	
Owner 3:	

Street 1: 22 JOHNSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: STRELOW JANE -

Owner 2: PEDERSEN ANNE -

Street 1: 22 JOHNSON ROAD UNIT 2

Twn/City: Arlington

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Wood Shingle Exterior and 2502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7420																

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
102										0.000		640,600		3,300				643,900			
Total Card										0.000		640,600		3,300				643,900			
Total Parcel										0.000		640,600		3,300				643,900			
Source: Market Adj Cost										Market Adj Cost		Total Value per SQ unit /Card:		257.35		/Parcel:		257.3			

Total Card	0.000	640,600	3,300	643,900	Entered Lot Size
Total Parcel	0.000	640,600	3,300	643,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	257.35	/Parcel:	Land Unit Type:

Parcel ID: 066.A-0007-0002.0

!14426!

PRINT

Date: 12/11/20

Time: 04:16:56

LAST REV

Date: 08/02/18

Time: 10:57:28

ASR Map:

danam

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			1999 CONDO CONVERSION.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: BEIGE				A Kits:	Rating:												
View / Desir: N - NONE				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1929	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G12	Fact: .			Floor: M - Multi-Level													
Const Mod:				% Own: 51.400001526													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				1	6	3	M						
Sec Int Wall:		%		Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors: 4 - Carpet	25 %			Total: 31 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.06966424													
Electric: 3 - Typical				Const Adj.: 0.97757620													
Insulation: 2 - Typical				Adj \$ / SQ: 308.475													
Int vs Ext: S				Other Features: 72250													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 928460													
% Com Wall	% Sprinkled:			Depreciation: 287823													
				Depreciated Total: 640638													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 066.A-0007-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1929	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300									
AssessPro Patriot Properties, Inc																	